

From: Richard Fe Tom <rfetom@architecturecompany.net>
Sent: Tuesday, May 4, 2021 12:56 PM
To: Maria Gayosso <Maria.Gayosso@tucsonaz.gov>
Cc: Nicholas Ross <Nicholas.Ross@tucsonaz.gov>; Nancy Tom <ntom@architecturecompany.net>; Danielle Salazar <dsalazar@architecturecompany.net>
Subject: [EXTERNAL]Fw: T21PRE0091 - IID-21-02 - 167 S Linda Av - Bautista Mixed Use Presub

Hi Maria,

The owner just needs to present the requirements per the IID for evaluation. It looks to be pretty similar to the other buildings within the Mercado. I would advocate for the building/site to promote larger pedestrian opportunities for the Mercado and neighborhood beyond. Below are some of the major items from sections in the UDC which seemed to be most apparently applicable:

- Required IID Review for following
 1. Rio Nuevo Area (UDC 5.12.7)
 2. Downtown Core (UDC 5.12.10)
 3. Downtown Infill Incentive District (UDC 5.12.8)
- Applicant shall prepare IID package to address design requirements for the above districts.
- Commercial spaces vs. private residential spaces. Identified architecturally and with pedestrian routes, signage.
- Will there be private vs public common courtyards? How are they identified?
- Consider vehicular traffic & bicycle/pedestrian traffic and how they should be separate per the UDC.
- Project should promote, maintain neighborhood linkages (physical & visual)
- Include architectural elements, especially on the first two floors. Provide visibility at the first floor.
- Outdoor plaza, courtyards shall accommodate multiple uses.
- Provide pedestrian shade per requirement

Regards, Fe

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